

Ganges Township Planning Commission
Regular Monthly Meeting Minutes for July 28, 2026
Ganges Township Hall
119th Avenue and 64th Street Fennville MI, Allegan County

I. Call to Order - Roll Call

Vice Chair: Dale **Pierson** called the meeting to order at 7:00 pm.

Roll Call: Chair: Jackie **DeZwaan** - Absent

Vice Chair: Dale **Pierson** - Present

Secretary: Phil **Badra** - Present

Commissioner: Edward **Gregory** - Present

Commission Trustee: Dick **Hutchins** - Present

Zoning Administrator: Tasha **Smalley** - Present

Recording Secretary: Katie **Wolfe** - Present

II. Additions to the Agenda and Adoption

Gregory made a motion to approve the agenda. **Badra** seconded the motion. Motion passed.

III. General Public Comments

William **Platt** - 1994 Lakeshore Dr. noted a correction to the May 26, 2026, meeting minutes. The minutes stated that Platt said, "...if the home were damaged by a fire, tornado, or other event, it would be required to be relocated 130 feet farther from the shoreline to comply with the setback requirements." It should instead read: "relocated 130 ft farther from the BLUFF LINE."

Kim **Mannion** - 6611 Deer Trl. wondered if draft meeting minutes could be posted on the website so attendees could review them before they are approved, rather than having to wait until the following month to access the minutes.

Ray **Diffenderffer** - 2063 62nd St. asked about the status of the former Virtue Cider property. He also expressed concerns about the houses across the street from there, noting

that one listing indicates it can accommodate 17 to 20 guests. **Pierson** replied that the matter would not come before the Planning Commission, so he is not aware of the property's current status. **Smalley** added that county property records identify property owners and would reflect whether the property had been sold.

IV. Correspondence and Upcoming Seminars

DeZwaan to **PC** - Re: Michigan Township Services (MTS) has revised plans for Fennville Barnstead and possible meeting with Casco Township PC about new development crossing township lines

Phelps to **PC** - Re: FOIA request from Cunningham Dalman w/ reply from **Badra**

Smalley to **PC** - Re: Additional information from MI Coastal Retreats LLC

DeZwaan to **PC** - Re: Absence from meeting and question about gas and oil storage at Fennville Barnstead

DeZwaan to **PC** - Re: Resignation as of Dec. 31, 2026

Badra to **PC** - Re: Fwd letter from B. **Bosgraaf** to all Lake Michigan lakeshore property owners about his hosting three workshops on the shoreline and its management in August

Pierson to **Hebert** - Re: timeline for Lake Michigan Shoreline District Overlay advisory committee to complete work

Badra to **PC** - Re: Advisory committee w/ reply from Gregory

Badra to **Twp. Board** to **PC** - Re: 3 Rezoning request recommendations

Badra to **PC** - Re: Letters sent to Fenn Valley & Mr. **Cotton**

2 from **Smalley** to **PC** - Re: Shoreline overlay district letters from K & L **Schripsema** & **C Mueller**

DeZwaan to **Herbert & PC** - Re: PC Info w/ reply from **Hebert & Phelps**

Badra to **PC** - Re: 2 letters from **Bosgraaf**

V. Public Hearing – None

VI. Approval of Prior Minutes

Motion made by **Gregory**, seconded by **Badra** to approve the June 23, 2026, Regular Monthly Meeting minutes with corrections. Motion passed.

VII. Old Business – Final Site Plan for MI Coastal Retreats LLC, Tobias Hutchins, 6176 124th Ave. Parcel # 07-001-006-11

Pierson stated that the PC met with Mr. **Hutchins** in February and provided him with a list of conditions that needed to be met. **Hutchins** subsequently submitted revised paperwork.

DeZwaan submitted an email with concerns about gasoline being stored in the back room and about tour buses on the property. D. **Hutchins** noted that T. **Hutchins** owns a tour bus company. The buses are slightly larger than a van and will be stored in the south portion of the building.

Pierson stated that, in **Hutchins's** list of responses, he indicated that no gasoline or oil would be stored in the garage building. **Pierson** further noted that the remaining eight conditions previously stated had also been satisfied.

D. **Hutchins** made a motion to accept the conditions of the approved site plan for MI Coastal Retreats LLC, Tobias Hutchins, 6176 124th Ave. Parcel # 07-001-006-11.

Stating that the general conditions from the February 24th meeting still apply. **Pierson** seconded the motion. Motion passed.

Badra noted that T. **Hutchins** must sign all copies of the plans.

Smalley will send an updated letter to T. **Hutchins** outlining the general conditions that must be met.

VIII. New Business – None

IX. Administrative Updates

a. Township Board

Hutchins reported that the township has an enforcement officer responsible for enforcing regulations related to short-term rentals and noise complaints. The enforcement officer is Steve **Capman** and he lives in the township.

Regarding the campground lawsuit, he reported that there were no significant updates. He stated that the township's attorney requested a meeting with two members of the PC, which will take place before the matter returns to court.

Lastly, he reported that the Lakeshore Advisory Committee held its first meeting, and the committee's work is now underway.

b. Zoning Board of Appeals

Pierson had nothing to report.

c. Zoning Administrator – Discuss joint meeting with Casco Township regarding cross township development

Smalley reported that the developer for Sylvan Shores is moving forward with plans for a new development. The property consists of approximately 100 acres, with about 50 acres in Ganges Township and 50 acres in Casco Township. Because the proposed initial development crosses the township lines, the developer would like to meet with both townships to present the development plan.

Badra stated that each township has its own set of ordinances. **Pierson** noted that he did not see any issue with meeting jointly to listen to the developer's presentation. He added that no official action would be taken.

Smalley noted that part of the proposed development includes having the new roads come off of Creekwood rather than Blue Star Highway. **Badra** stated that Ganges Township limits private roads to serving a maximum of 15 parcels, while Casco Township does not have a limit.

Gregory stated that there is value in having the developer present separately to each township. He noted that doing so would keep the processes separate and make it clear to the petitioner that the townships are not negotiating a new ordinance.

Gregory added that separate presentations may be in the best interest of both townships.

Smalley stated that she will inform the developer that presentations will need to be made to each township separately. She also noted that the matter will need to be placed on the agenda for the August meeting.

Smalley also reported that she received an application for the expansion of Campit and forwarded it to the township attorney for review.

X. Future Meeting Dates – Aug. 25th & Sept. 22nd

XI. General Public Comments

Chuck **Mannion** – 6611 Deer Trl. asked about the process for registering noise complaints.

Marcia **Maslanka** - 1811 66th St. asked for additional details about the seminar that had been discussed. She also expressed concerns about the potential development of data centers and emphasized the importance of ensuring that the township's ordinances include as many restrictions on such facilities as possible.

XII. Adjournment

Gregory made a motion to adjourn the meeting. **Badra** seconded the motion. The meeting was adjourned at 7:40 PM.

Respectfully Submitted,

Katelynn Wolfe, Ganges Township Recording Secretary